

\*VG-28-2022-20220026789\*

**File Information**

**FILED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY  
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

**Document Number:** 20220026789  
**Recorded Date:** February 01, 2022  
**Recorded Time:** 2:38 PM  
**Total Pages:** 4  
**Total Fees:** \$34.00

**\*\* THIS PAGE IS PART OF THE DOCUMENT \*\***

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was FILED in File Number Sequence on this date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Bexar County, Texas on:  
2/1/2022 2:38 PM



*Lucy Adame-Clark*  
Lucy Adame-Clark  
Bexar County Clerk

# SCANNED

**MANAGEMENT CERTIFICATE FOR  
SENTINELS HOMEOWNERS ASSOCIATION, INC.**

**THE STATE OF TEXAS**

**COUNTY OF BEXAR**

The undersigned, being an officer of PMI Bluebonnet Realty, managing agent of Sentinels Homeowners Association, Inc., a non-profit corporation organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code which supersedes any prior Management Certificate filed by the Association:

- 1) **Name of Subdivision:** Sentinels
- 2) **Name of the Association:** Sentinels Homeowners Association, Inc.
- 3) **Recording Data for the Subdivision Development:** Plats recorded at Bexar County:  
Volume 9569, Pages 184-185  
Volume 9574, Pages 124-125
- 4) **Recording Data for the Declaration:** See Exhibit "A"
- 5) **Name and Mailing Address for the Association:**  
Sentinels Homeowners Association  
c/o PMI Bluebonnet Realty  
20540 HWY 46 W Ste 115  
Spring Branch, TX 78070  
www.sentinelshoa.com
- 6) **Name and Mailing Address of Person Managing the Association or its Designated Representative:**  
PMI Bluebonnet Realty  
20540 HWY 46 W Ste 115  
Spring Branch, TX 78070  
830-264-8120  
tara@pmibluebonnetrealty.com
- 7) **Other information the Association considers appropriate:** Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. **The purpose of this certificate is to provide information sufficient for the title company to correctly identify the subdivision and to contact its governing Association or representative.** This certificate does not purport to identify every piece of information pertinent to the subdivision. No person should rely on this certificate for anything other than instructions for contacting the Association in connection with the transfer of title to a home in the subdivision. **Association Transfer Fee: \$200**

8) Fee(s) related to Property Transfer:

- Management Transfer Fee - \$225.00
- Resale Package
  - Premier Resale Certificate Package PLUS the Statement of Account and Inspection - \$575
  - Resale Certificate (Texas TREC Form) Package PLUS the Statement of Account - \$475
  - Resale Certificate (Texas TREC Form) and Association Documents Package- \$375
  - Rush for Resale Package:
    - o 1 business day = \$115 / 3 business days = \$85 / 5 business days = \$75
  - Add a Rush to an existing order= \$25.00 + Cost of a Rush
  - Update for Resale Package:
    - o 1-180 days= \$75.00
- Statement of Account only= \$125.00
  - Rush for Statement of Account only:
    - o 1 business day = \$115 / 3 business days = \$85 / 5 business days = \$75
  - Update for Statement of Account only:
    - o 1-14 days - No Cost / 15-45 days= \$35.00 / 46-90 days= \$50.00

SIGNED this the 31 day of January, 2022.

SENTINELS HOMEOWNERS ASSOCIATION, INC.  
A Texas Non-Profit Corporation

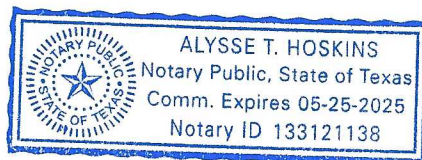
By: \_\_\_\_\_

Steven Poer (Community Manager and Agent for POA)

SUBSCRIBED AND SWORN TO BEFORE ME, by Steven Poer, the Community Manager and Agent for Sentinels Homeowners Association, Inc.

on this the 31 day of January, 2022, to certify which witness my hand and seal of office.

Alysse T Hoskins  
NOTARY PUBLIC, STATE OF TEXAS



**After Recording Return to:**

PMI Bluebonnet Realty  
20540 Hwy 46 W, Suite 115  
Spring Branch, TX 78070

**Exhibit "A"**

DATE RECORDED	BEXAR INSTRUMENT NUMBER	DOCUMENT
09-24-2018	20180191168	Sentinels Homeowners Association, Inc. Billing Policy and Payment Plan Guidelines
11-01-2007	Filed with the Management Certificate of 11/1/2007 Volume 13198, Page 2240	Bylaws of Sentinels Homeowners Association, Inc.
05-25-2006	2006124311	Declaration of Covenants, Conditions, and Restrictions for Sentinels Subdivision
03-26-2007	20070069098	Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Sentinels Subdivision
02-01-2021		First Amendment to Declaration of Covenants, Conditions, and Restrictions for Sentinels Subdivision
11-01-2007	Filed with the Management Certificate of 11/1/2007 Volume 13198, Page 2240	Certificate of Formation
	Filed with the Management Certificate of 11/1/2007 Volume 13198, Page 2240	Resolution of the Board of Directors for the Sentinels Association, Inc.: Collection and Violation Policy/Procedures
09-20-2013	20140014157	Resolution of the Board of Directors for the Sentinels Association, Inc.: Records Inspection Policy, Payment Plan Policy, Membership Voting Policy, Email Registration Policy, Solar Energy Device Guidelines, Roofing Material Guidelines, Rainwater Collection Devices Guidelines, Conflict of Interest Policy, Application of Payments Policy, Assessment Collection Policy, Violation Enforcement Resolution
	Filed under Book 15216, page 1847	Record Retention Policy Architectural Guidelines: Solar Panels, Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays